

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Albany

State: NY

PJ's Total HOME Allocation Received: \$18,419,468

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 28				
% of Funds Committed	97.56 %	94.57 %	5	93.41 %	89	87	
% of Funds Disbursed	96.84 %	79.95 %	1	84.68 %	98	97	
Leveraging Ratio for Rental Activities	0.62	2.22	21	4.72	10	12	
% of Completed Rental Disbursements to All Rental Commitments***	98.96 %	71.59 %	11	80.76 %	67	57	
% of Completed CHDO Disbursements to All CHDO Reservations***	86.20 %	69.92 %	5	68.18 %	84	81	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.31 %	80.12 %	12	80.32 %	43	42	
% of 0-30% AMI Renters to All Renters***	30.58 %	49.22 %	18	45.16 %	23	25	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.27 %	95.97 %	12	95.04 %	54	54	
Overall Ranking:			In State:	13 / 28	Nationally:	43 47	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,402	\$52,138		\$26,037	412 Units	29.20 %	
Homebuyer Unit	\$14,508	\$15,039		\$14,755	687 Units	48.60 %	
Homeowner-Rehab Unit	\$11,417	\$11,877		\$20,487	250 Units	17.70 %	
TBRA Unit	\$295	\$4,369		\$3,225	64 Units	4.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Albany NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$14,972	\$48,376	\$15,331
State:*	\$105,570	\$93,387	\$16,332
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.95

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	32.5	30.7	32.8	7.8
Black/African American:	57.9	59.4	55.2	85.9
Asian:	0.0	0.7	2.0	0.0
American Indian/Alaska Native:	0.0	0.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.0	1.2	0.8	0.0
Asian/Pacific Islander:	1.0	0.4	0.0	0.0

ETHNICITY:

Hispanic	7.6	7.3	9.2	6.3
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HOUSEHOLD SIZE:

1 Person:	33.7	23.3	34.4	43.8
2 Persons:	21.0	21.3	26.0	21.9
3 Persons:	27.1	26.3	15.6	18.8
4 Persons:	12.7	18.9	15.6	9.4
5 Persons:	4.4	7.3	5.6	6.3
6 Persons:	1.0	1.9	2.4	0.0
7 Persons:	0.0	0.7	0.0	0.0
8 or more Persons:	0.0	0.3	0.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	55.3	36.0	35.6	45.3
Elderly:	14.2	5.4	7.6	1.6
Related/Single Parent:	18.6	36.0	24.4	45.3
Related/Two Parent:	10.5	19.2	25.6	6.3
Other:	1.5	3.5	6.8	1.6

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	4.6	2.6 [#]
HOME TBRA:	0.0	
Other:	8.6	
No Assistance:	86.8	

of Section 504 Compliant Units / Completed Units Since 2001 2

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Albany State: NY Group Rank: 43
(Percentile)
State Rank: 13 / 28 PJs Overall Rank: 47
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	98.96	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	86.2	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.31	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	99.27	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.24	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

